

CITY COUNCIL MEETING

Wednesday, May 13, 2015

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Pro Tem Evans on Wed, May 13, 2015 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Pro Tem Evans.

Roll Call: Present: Evans, Blackford, Altringer Absent: Bickford and Patterson

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Pro Tem Evans asked for approval of the agenda with a request to move Item D from the Consent Agenda to the Public Agenda.

Moved by Altringer, Seconded by Blackford; the Agenda with those changes shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Approval of the Consent Agenda

A. Minutes from April 28, 2015 meeting B. Resolution 05-0115 Setting A Date of Meeting at Which It Is Proposed To Approve A Development Agreement with Prairie Business Park, LLC, Including Annual Appropriation Tax Increment payments in an amount not to exceed \$1,300,300 C. Approval of Bid to Clean Tile and Carpet at Grimes Community Complex by ServPro -\$2,918.48 D.(moved to Public Agenda) E. Engagement Letter with Dorsey and Whitney LLP for Bond Counsel Services F. Resolution 05-0415 Assessment for Unpaid Water Service Fees G. Change Order 8 to CL Carroll Co., Inc for the ASR Well No. 1 Well Pump and Control Building Improvements - \$4,205.75 (replace grating over existing sump near the transformer Containment area, modify roofing to provide proper drainage) H. Pay Request #8 to C.L. Carroll for the ASR Well No. 1 Well Pump and Control Building Improvements – 189,988.60 I. Pay Request #14 to Concrete Technologies for the SE 19th Street Improvements – 114,165.37 J. Claims Dated May 13, 2015 - \$734,569.70 K. Finance Report for April 2015

Apr-14	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	5,026,023.86	138,404.07	726,733.51	4,437,694.42
Special Revenue Fund	1,078,288.44	111,024.88	229,966.35	959,346.97
Debt Service Capital Improvements	4,580,155.42	7,798.36	2,023,357.29	2,564,596.49
Enterprise Fund	1,820,248.75	16,314.13	-10,265.01	1,846,827.89
Total	4,861,703.23	473,861.90	1,148,050.56	4,187,514.57
	17,366,419.70	747,403.34	4,117,842.70	13,995,980.34

Moved by Blackford, Seconded by Altringer; the Consent agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0

Fire Chief Report

Chief Krohse advised there were 77 runs for the month of April with 58 percent of them EMS. He added there were no significant fires for the month.

Patrol Report

Deputy Ballinger from the Polk County Sheriff's Department was present to update the Council on the department's activity for April. He advised that there were 146 stops, 427 calls for service for a total of 563 contacts with 6 arrests. Deputy Ballinger stated that several of the officers have done acts of humanitarianism for residents of the City. Ballinger gave the example of Deputy Shelby who had a call regarding a man who had taken his girlfriend's truck to Florida. Instead of issuing a warrant, he called the man and asked him to bring his truck back in lieu of being arrested and the man did as promised. Two other examples were given of calls from Walmart on transient families who were completely out of money to continue on their travels. One deputy gave them money out of his own pocket and in the other example, a local resident was called and he promptly came up and gave them money so they could continue on to Kansas City. Ballinger also emphasized the amazing Fire and Rescue Dept we have and the men and women who go above and beyond to help us if we are injured. Mayor Pro Tem Evans thanked the Sheriff's office for all they do for the City.

PUBLIC AGENDA ITEMS

A. Kennybrook South Preliminary Plat

Erin Ollendike, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Council on behalf of Diligent Kennybrook. Ollendike stated this plat consists of 52.4 acres and is located south of the intersection of SW Brookside Drive and SW 6th Street. She added this is zoned for 24 single family homes with a PUD and an underlying zoning of R2-60. Ollendike stated there is a multifamily lot west of Brookside Drive which is zone R-3 multifamily residential and property east of Brookside Drive is zoned R2-70. She advised that this preliminary contains 85 single lots and one outlot which will be platted as an actual housing lot for the development of town homes. Ollendike stated there is a 4.1 acre parkland dedication within the development. She advised that all comments from the City Engineer had been addressed except the park land dedication due to the increased density from the change from single family to multi-family. Ollendike informed the Council that of the 4.15 acres, 2.29 acres are useable park land area. The developers are asking that the parkland not be required to be increased with the addition of the multifamily units going in. City Engineer Gade said the multifamily lot increases the density causing a need for the additional park land requirement. Ollendike stated this multifamily lot would add .3 acres for the parkland dedication and that there was 4.1 acres park that would be dedicated to the city with Plat 1. Mayor Pro Tem Evans asked how difficult it would be for them to add parkland in this development. Council Member Altringer stated that she felt that the extra parkland needs to be added due to the fact that much of the parkland is unusable.

Moved by Altringer, Seconded by Blackford; Kennybrook South Preliminary Plat shall be approved subject to an agreement on what is required as additional parkland through greenspace or cash.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

B. Destination Ridge Plat 4 Preliminary

Kirsten Rimes with Edward Rose & Sons, Regional Office is located at 6101 Newport Road, Kalamazoo, Michigan addressed the Council. Rimes provided an overview of the project which included the proposed Edward Rose apartment site. Rimes stated they have a 31.3 acre parcel which is Outlot Y

of Destination Ridge Plat 1. She added this is located at the intersection of Destination Drive and SE 11th Street. Rimes stated that they wish to remove the 141 Corridor Overlay requirements on this parcel and the preliminary plat. She added that the overlay was placed upon the parcel by the current owners; Knapp Properties, and were not placed by the City. Rimes clarified they had received written approval from Knapp Properties for that requirement to be waived for this project and was asking the City for their approval. She added that this plat is outside of Zone 1 and Zone 2 so it does not require the 600' and 1200' setback of Hwy 141. Rimes went on to give an overview of the proposed apartment site plan. She stated the plan included 384 unit apartment developments with two thirds of the units consisting of one bedroom one bath with approximately 720 sq ft and the remaining third as two bedrooms, two baths and about 1100 sq ft. all rented at market rate. Rimes added that this project would be built in phases with 24, 30, and 36 unit buildings three stories tall with a one story community room, a leasing and management office and an outside pool. She reviewed the exterior products to be used on the building along with the color options. She added that the garages would be screened from the right-of-way by a berm and plantings. Rimes stated a 50 ft antenna would be on the site to provide free over the air television to their residents. She provided a drawing of the foundation plantings which she stated meet and exceed the requirements under the ordinance. Rimes stated that a quarter mile of trail is along the east side of property. Rimes added that there are also a mile and one-half of sidewalks on the site. She stated that the amenities with the apartment site include an outdoor pool, community center along with a fitness center. Rimes stated that there was concern on the separation of 11th Street from their development. She added that the City is requiring them to obtain the southern ½ of the ROW for SE 11th Street from the adjacent owner to the south and feel this could hamper their development. Rimes stated that the current owner; Knapp Properties have agreed to enter into a development agreement with the City as well as acquire the southern half of the ROW and construct the road. Rimes stated then that this would not be a part of this development. Rimes asked for consideration that the road not be tied to their development in the event that there is a delay on the road development. She added that they would agree to construct the watermain that is part of the ROW and it would be done in the first phase of the development. Rimes added with having access off of Destination Ridge they would not need the 11th Street access for the success of their development.

Council Member Blackford voiced safety concerns over having only one access point in and out of the development. Rimes stated that the only bottle neck area would be at the entrance. City Engineer Gade stated this was the first time he had heard about the possible development agreement with Knapp Properties over SE 11th Street. Rimes stated that they currently have a verbal agreement with the property owner on the ROW but do not know the details at this point. Gade added that until there is a connection of SE 11th Street some type of a turnaround would need to be constructed. Rimes was asked to give information on the parkland dedication. She stated that the requirement is 40% for open space and they are providing 60% by the outdoor pool, indoor fitness center and the trail which all totals 16 acres of total open space. She added this does not include the ponds. Council Member Altringer questioned whether all these amenities would be for the public or just residents. Rimes replied that it was for residents. Mayor Pro Tem Evans added that she felt that park land dedication should be for the public and protect greenspace. Council Member Blackford agreed. Council Member Altringer clarified that the overlay requirements that were on this project were put on by the current owner and not a City requirement. Mayor Pro Tem Evans questioned the parkland dedication requirement again. Rimes stated that the trail along with cash would meet the requirements. Gade stated that he was confident they could work out an agreement with Knapp Properties on the SE 11th Street agreement.

Moved by Blackford, Seconded by Altringer that Destination Ridge Plat 4 Preliminary shall be approved; subject to the agreement that SE 11th Street goes through and is completed and the parkland dedication agreement approval.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

C. Edward Rose Apartment Site Plan

Discussion on this site plan was held during the Destination Ridge Plat 4 Preliminary discussions. Rimes reviewed the phasing of the landscaping.

Moved by Altringer, Seconded Blackford; the Edward Rose Apartment Site Plan shall be approved subject to the approval of the Destination Ridge Plat 4 Final with the conditions listed in the preliminary approval.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Rimes clarified that the overlay would be removed at the final plat and she was advised this was correct.

D. Total Family Eye Care Site Plan

Shane Devick with CEC 2400 86th Street #12 Street Urbandale. Devick stated that this parcel is just east of Walmart and south of the health clinic on Destination Drive. Devick said they did not have any issues with the comments provided by Fox Engineering. Robert Stensland of Modern Design Architects 202 Main, Jainsville IA addressed the Board to describe the building materials. Stensland stated there would be three spaces within the building for the Optometric office as well as up to two additional tenants. He said the products on the exterior would include cultured stone, EIFS, and brick. Stensland stated that due to the building structure they did have a concern with the amount of glass required and hoped to have a waiver for this project. Stensland added they had tried to bring interest to the building with architecture through punch openings. Council Member Altringer stated this was a very nice looking building. City Engineer Gade commented that they had a similar issue with the clinic next door and the City had provided a waiver in that circumstance. Gade stated that the Planning and Zoning Board did approve this site plan with approval for the waiver of the glass requirement on the building. Council Member Altringer again stated this was a really nice structure and was glad he was expanding his business in Grimes.

Moved by Altringer, Seconded by Blackford; the Total Family Eye Care Site Plan shall be approved subject to Fox Engineering letter of April 30, 2015 along with a waiver of the requirement of 40% glass requirement on the building.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

E. Houghton Flex Warehouse Site Plan

Josh Trygstad, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Council regarding the Houghton- Gateway Business Park Site Plan. This site is located next to Dogwoods Lodge on lot 3 of Gateway business Park Plat 2 and is approximately 2 acres in size, zoned M-1A and also lies within the 141 Corridor. Weggen stated that they are proposing to build a 22,500 sq. ft. building for primarily warehouse usage with some office space. There is not any parking lot lighting, fencing or dumpsters anticipated at this time and a 12 foot loading dock will be located in the rear of the building. Ken Seeger from Downing Construction of Indianola addressed the Board to describe the building materials. Seeger stated that initially there would only be one door in the front of the building, however he explained that depending on the future use and tenant requirements, the windows along the front are all sized to accommodate retrofitting to additional doors if needed. Seeger described the exterior coverings

as a utility grey tone brick on the bottom of the building and metal paneling with horizontal ridges for accent. The Council voiced concerns over the building materials proposed since this building would be along Hwy 141. Seeger stated that the owner was not available at this time to approve any additions to the building materials. The Council decided it would be best to table this discussion until the owner was available. Representatives from the site plan agreed.

Moved by Altringer, Seconded by Blackford; the Houghton Flex Warehouse Site Plan shall be tabled.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

F. Request to Rezone approximately 9.89 acres in Lot 43 Chevalia Valley Development from R-3 to R-4 Planned Unit Development for single family housing refer onto Planning and Zoning Board for June 2, 2015 and back to Grimes City Council on June 9, 2015.

Moved by Blackford, Seconded by Altringer; this request for rezoning shall be referred to Planning and Zoning and Public Hearing dates shall be set for Planning and Zoning for June 2, 2015 and Grimes City Council on June 9, 2015.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

G. Public Hearing on Proposal to Enter into a General Obligation Loan Agreement

Mayor Pro Tem Evans opened the Public Hearing at 6:45 pm. There being no oral or written comments; the Hearing was closed at 6:45 pm.

H. Resolution 05-0215 taking additional action on proposal to enter into General Obligation Loan Agreement, combining Loan Agreements, setting the date for sale of General Obligation Corporate Purpose Bonds, Series 2015 and authorizing the use of a preliminary official statement in connection therewith

Moved by Blackford, Seconded by Altringer; Resolution 05-0215 taking additional action on proposal to enter into General Obligation Loan Agreement, combining Loan Agreements, setting the date for sale of General Obligation Corporate Purpose Bonds, Series 2015 and authorizing the use of a preliminary official statement in connection therewith shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

D. Set Bid date of May 28, 2015 and Public Hearing Date of June 9, 2015 for approval of plans specifications, form of contract and estimate of costs and concur with the City of Johnston in the award of the bid for the East 1st Street Paving/NW 70th Avenue from 925' east of SE Destination Drive to NE Edgewood Drive.

City Engineer Gade advised that due to the Grimes assessment on this project the attorney from Ahlers and Cooney who the City of Johnston was using for legal counsel advised that the City of Grimes needed to award the project and then the City of Johnston. City Administrator Brown asked the Council if they would be open to doing a special meeting on June 1, 2015 to just vote on this project.

Moved by Blackford, Seconded by Altringer; a bid date of May 28, 2015 and change the Public Hearing Date to June 1, 2015 for approval of plans specifications, form of contract and estimate of costs and concur with the City of Johnston in the award of the bid for the East 1st Street Paving/NW 70th Avenue from 925' east of SE Destination Drive to NE Edgewood Drive shall be approved.

COUNCIL ACTIONS

A. Third Reading of Ordinance #645 Establish A Tobacco Free Parks and Trail Policy For the City of Grimes, Iowa

Moved by Altringer, Seconded by Blackford; the Third Reading of Ordinance #645 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0

Moved by Blackford, Seconded by Altringer; Ordinance #645 shall be adopted.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0

COUNCIL DISCUSSIONS

Mayors Report

No report

City Attorney Report

No report

City Engineer Report

City Engineer Gade stated that SE 19th Street is now open on the Grimes side but closed at 62nd Street this next week.

City Staff Report

No Report

Old Business

New Business

Adjourn. Moved by Altringer; Seconded by Blackford; there being no further business, the meeting shall be adjourned at 6:50 p.m.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

ATTEST:

Rochelle Williams, City Clerk

Tami Evans, Mayor Pro Tem